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Promoting the wise use of land
Helping build great communities

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

PLANNING COMMISSION

MEETING DATE July 27, 2006	CONTACT/PHONE Kami Griffin (805)781-5193	APPLICANT Don & Joni Dusi	FILE NO. G030012M
SUBJECT Request by Don and Joni Dusi to amend the Salinas River Area Plan by changing the land use category on an approximate 7.5 acre portion of a 74.96 acre site from Residential Rural to Commercial Service. This site is located on west side of Theater Drive (at 635 North Main Street) in the community of Templeton. The purpose of this request is to allow the site to be developed with commercial uses (construction storage yard).			
RECOMMENDED ACTION Recommend to the Board of Supervisors: <ol style="list-style-type: none"> 1. Adoption of the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approval of this general plan amendment as shown in the attached Exhibits G030012M:A and B based on the recommended findings contained in this report. 			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 6, 2006 for this project. Mitigation measures are proposed to address aesthetics, agriculture, air quality, cultural resources, noise, public services/utilities, transportation, wastewater, and water, and future development will be subject to these mitigation measures.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-201-023, 040-131-012	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Section 22.104.090C Density Limitation/Cluster Subdivision			
EXISTING USES: Residence, ag buildings, unauthorized construction storage yard			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential/Residential Rural South: Building Materials Yard/Commercial Service East: Highway 101 West: Vineyard/Rural Residential			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Agriculture Commissioner, Cal Trans, Templeton Community Services District, Templeton Area Advisory Group			
TOPOGRAPHY: Level to sloping		VEGETATION: Vineyard	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual on-site septic system Fire Protection: Templeton CSD		AUTHORIZATION DATE: March 2, 2004	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER □ SAN LUIS OBISPO □ CALIFORNIA 93408 □ (805) 781-5600 □ FAX: (805) 781-1242			

PROJECT HISTORY

On March 2, 2004, the Board of Supervisors authorized the processing of the applicant's request to 1) amend the Salinas River Area Plan of the Land Use Element by changing the land use category on an approximately 25-acre portion of a 75-acre parcel from Residential Rural to Commercial Service; and 2) amend Article 9 of Title 22 to include planning area standards to be consistent with the allowable uses in the immediate area and address development concerns. These standards address design issues, allowable uses, and noise mitigation that are required at the time of development. The applicant has revised the project description to change the land use category on a 7.5 acre portion of the site to recognize a 300 foot setback from Highway 101. The site is currently planted in vineyards and is the subject of a current land use enforcement case. The enforcement case involves the operation of an unpermitted construction storage yard on a portion of the site (which is not allowed in the Residential Rural land use category). The purpose of the General Plan Amendment is to allow the applicant to relocate the storage yard to a location on the site that is within the area proposed to be designated as Commercial Service.

AUTHORITY

Land Use Element Amendment

The Land Use Element sets forth the authority by which the General Plan can be amended. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

- a. **Necessity.** *Relationship to other existing LUE policies, including the guidelines for land use category amendments in Chapter 6 (see Exhibit C), to determine if those policies make the proposed amendment unnecessary or inappropriate.*
- b. **Timing.** *Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.*
- c. **Vicinity.** *Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.*

Staff Comments - Land Use Element Amendment

The proposed amendment meets these guidelines as set forth in the Land Use Element as the proposed map change is consistent with Guidelines for Land Use Category Amendments, which include: consistency with the existing goals and policies in the general plan, consistency with the applicable purpose and character statements, compatibility with the character of the general area, convenient access to a road system in the area that is adequate to accommodate the traffic generated, whether the site is suitable for on-site sewage disposal and has an adequate groundwater supply, protection of prime agricultural soils, and if the change is needed to provide a sufficient supply of land for the population of the community or area.

Goals of the Land Use Element

Applicable general goals of the Land Use Element include the identification and maintenance of important agricultural, natural and other rural areas between cities and communities; protect residential areas from incompatible and undesirable uses; encouragement of using underutilized "infill" parcels and lands next to existing development; and to work closely with cities to provide continuity between city and county land use planning.

Changing the site from Residential Rural to Commercial Service would conflict with some of the general goals of the general plan and the more specific goals implemented through the planning area standards. The amendment would create the potential for conflicts between commercial uses and residential development. However, the reduced request and limiting the uses to those that are more compatible with the surrounding residential uses will resolve many of these inconsistencies.

The site is within the Templeton Urban Reserve Line. As part of the Salinas River Area Plan update in 1996, the site and the parcels to the south were all converted from Agriculture to Residential Rural. This change was made with the intent to continue the area's appearance of a rural separation between Templeton and Paso Robles. This is indicated by language in Chapter 4 of the Salinas River Area Plan (Part II of the Land Use Element of the County's General Plan). The existing planning area standards set for the area require clustering or use of similar techniques to locate development out of view of the highway. Agricultural uses are encouraged to continue within this Residential Rural area to maintain the rural separation. The applicant's proposal to only convert 7.5 acres of the site to Commercial Service, and locating this designation to be 300 feet from Highway 101 will act to continue the area's appearance as a rural separator and will allow the area of the site adjacent to the Highway to continue to be used for agricultural purposes.

Existing Agriculture and Open Space Element Policies

Agriculture and Open Space Policy 17 requires that buffers be applied to future development to make sure that uses adjacent to production agriculture uses will not create impacts to the agricultural uses. Future development of the site in commercial service uses will be subject to this buffer policy.

Purpose and Character Statements

The statements of purpose and character in the Framework for Planning, Part I of the Land Use Element of the general plan, are to be used as criteria for evaluating whether a General Plan amendment is appropriate for a specific site (See Exhibit D). These statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

The site meets many of the purpose and character statements, however, there are some areas where there are conflicts. The applicant's revised proposal addresses these conflicts by limiting allowed uses and reducing the area of the land use category change. These provisions will limit the potential for conflict between the service commercial uses and the existing and future residential uses.

COMMUNITY ADVISORY GROUP COMMENTS: The project was referred to the Templeton Area Advisory Group (TAAG) and they had no comments or concerns. .

AGENCY REVIEW:

Agricultural Commissioner

The application was referred to the Agricultural Commissioner for review. Their evaluation concluded that the proposed General Plan Amendment to rezone 25 acres of Residential Rural land to Commercial Service has less than significant effects. The applicant has since revised the proposal to only include 7.5 acres of land. Future subdivision or development of the site will be subject to implementation of agricultural buffers, as well as Right-to-Farm disclosure requirements.

Attachments

G020008M:A	Map Amendment
G020008M:B	Planning Area Standards (Ordinance Amendment)
Exhibit C:	Guidelines for Land Use Category Amendments
Exhibit D:	Purpose and Character Statements –Commercial Service
Exhibit E:	Negative Declaration in accordance with CEQA

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FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 6, 2005 for this project.

Amendments

- B. The proposed amendments to the Land Use Element and Land Use Ordinance change the land use category from Residential Rural to Commercial Service and set standards to limit uses and require landscape screening.
- C. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.
- D. The proposed amendment is consistent with the guidelines for amendments to land use categories because the proposal is compatible with present and potential adjacent land uses within the context of the area's rural character, and provides for privacy, usable open space and safe vehicular movement.
- E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area.

[illegible]

**INITIATING A PRECISE LAND USE DESIGNATION AS SHOWN ON OFFICIAL LAND USE CATEGORY MAP
ON FILE IN THE DEPT. OF PLANNING AND BUILDING**

CHANGE FROM RRTO CS

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EXHIBIT G030012M:B

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 22 OF THE SAN LUIS OBISPO COUNTY CODE, THE LAND USE ORDINANCE, CHAPTER 22.104 BY AMENDING SECTION 22.140.090 RELATING TO THE COMMERCIAL SERVICE AREA ON THEATER DRIVE

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 22.104.090 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended by amending Figure 104-58 as follows:

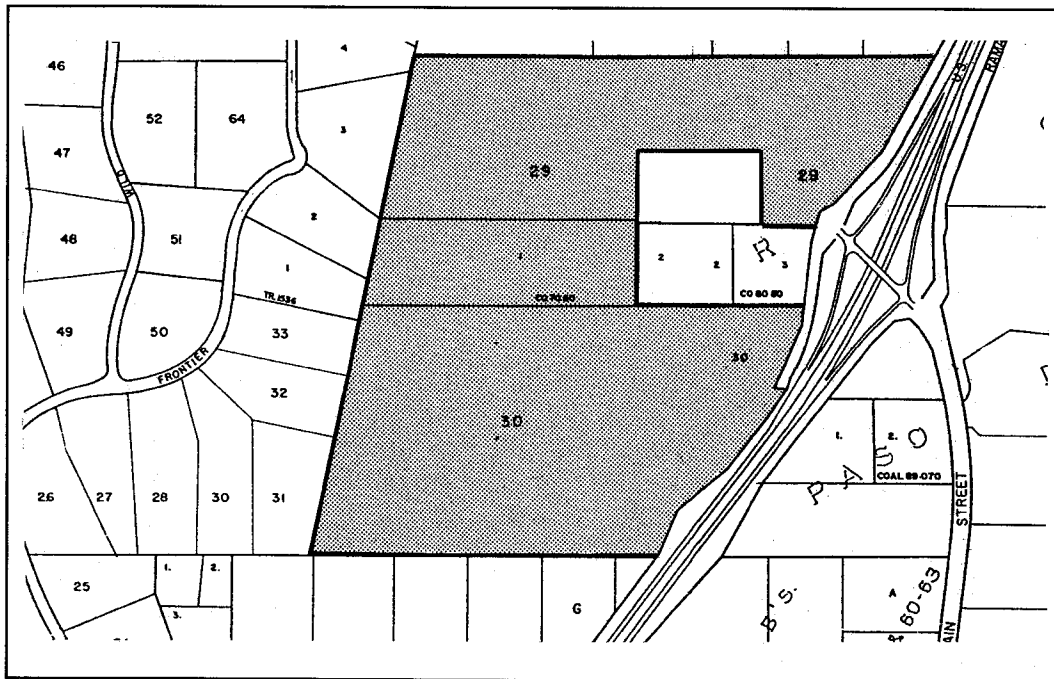


Figure 104-58 - RR - Theatre Drive and North Main Street

SECTION 2: Section 22.104.090.I of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, by adding a new subsection 4 as follows:

4. Theater Drive. The following standards apply to a property on the west side of the Theater Drive/Highway 101 interchange, as shown in Figure 104-69.

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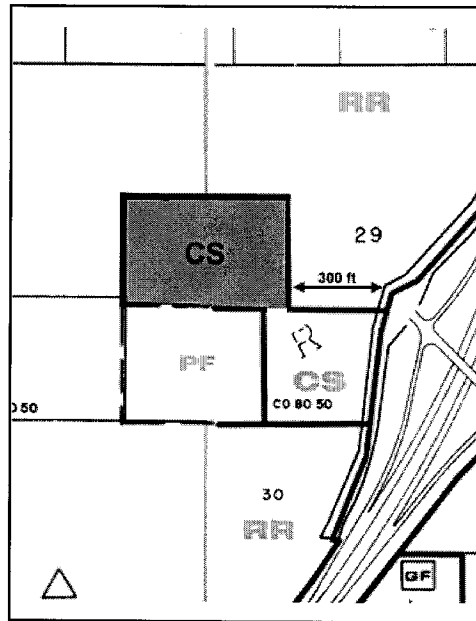


Figure 104-69 - CS - Theatre Drive

- a. **Limitation on use.** Land uses shall be limited to agricultural processing, agricultural accessory structures, caretaker residence, construction contractors, crop production and grazing, offices, storage, accessory, outdoor storage yards, and vehicle and freight terminals.
- b. **Screening.** Any structures, parking areas and access roads visible from Highway 101, Main Street or Theater Drive shall be screened with landscaping capable of providing 80 percent screening within five years of installation.
- c. **Noise.** A noise mitigation plan shall be submitted with application for land use permit or land division. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms and site design that would ensure that generation of noise would not significantly affect future residential uses on adjacent sites.

SECTION 2. That the Board of Supervisors has considered the initial study prepared and conducted with respect to the matter described above. The Board of Supervisors has, as a result of its consideration, and the evidence presented at the hearings on said matter, determined that the proposed negative declaration as heretofore prepared and filed as a result of the said initial study, is appropriate, and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the negative declaration approved for this project and all comments that were received during the public hearing process. On the basis of the Initial Study and any comments received, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

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SECTION 3. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 4: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the _____ day of _____, 2006, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 2006, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

Chairman of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

County Clerk and Ex-Officio Clerk
of the Board of Supervisors
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: _____

EXHIBIT C**GUIDELINES FOR LAND USE CATEGORY AMENDMENTS
FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT**

1. Existing planning policies. Whether the proposed land use category is consistent with the following:
 - a. Applicable policies in the various elements of the General Plan (Land Use, Open Space, Conservation, Circulation, Housing, Safety, Noise);
 - b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
 - c. The purpose and character statements for land use categories in Section B, description of land use categories;
 - d. Uses listed in Table 2.2, list of allowable uses; and
 - e. The text, standards and maps of the area plans (Part II of the Land Use Element).
2. Area character. Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.
3. Environmental impacts. The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. Accessibility/circulation. Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. Soils classification. Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. Slope and other terrain characteristics. Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

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7. Vegetation. Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.
8. Hazards. Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. Existing parcel size and ownership patterns. Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. Availability of public services and facilities. Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.
11. Land inventory. Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

EXHIBIT D

**PURPOSE AND CHARACTER STATEMENTS
FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT
COMMERCIAL SERVICE LAND USE CATEGORY**

Purpose

- a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

Character

- a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.
- d. Areas within urban service and reserve lines, or village reserve lines.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
- h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (kg)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-207

DATE: October 6, 2005

PROJECT/ENTITLEMENT: Dusi General Plan Amendment G030012M

APPLICANT NAME: Don Michael and Joni Lynn Dusi

ADDRESS: 635 North Main Street Templeton, CA 93465

CONTACT PERSON: Same as applicant

Telephone: 805-434-1539

PROPOSED USES/INTENT: Request by Don Michael and Joni Lynn Dusi for an amendment to the Salinas River Area Plan of the Land Use Element by changing the land use category on an approximate 7.5-acre portion of an approximately 74.96-acre site from Residential Rural to Commercial Service.

LOCATION: The site is located at 635 North Main Street, on the west side of Theatre Drive immediately northwest of the Highway 101/Main Street interchange in the community of Templeton. The site is in the Salinas River planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on October 20, 2005

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Dusi General Plan Amendment; G030012M

Project Applicant

Name: Don Michael and Joni Lynn Dusi
Address: 635 North Main Street
City, State, Zip Code: Templeton, CA 93465
Telephone #: (805) 434-1539

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

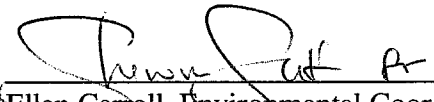
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 09/13/05

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Dusi General Plan Amendment; G030012M; ED04-207

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Morro Group, Inc.
Prepared by (Print)

[Signature]
Signature

09/13/05
Date

Steven McMasters
Reviewed by (Print)

[Signature]
Signature

Ellen Carroll,
Environmental Coordinator
(for)

9/14/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Don and Joni Dusi for an amendment to the Salinas River Area Plan of the Land Use Element by changing the land use category on a 7.5-acre portion of an approximately 74.96-acre site from Residential Rural to Commercial Service. The proposed amendment includes a limitation that would allow only the following land uses:

Ag Processing. Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables, tree nut hulling and shelling; cotton ginning; wineries, alcohol fuel production; and receiving and processing of green material, other than that produced on-site (commercial composting). Green material is any wastes which are derived from plant material, including but not limited to, leaves, grass clippings, weeds, tree trimmings or shrubbery cuttings. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings (with the exception of the receiving and processing of green material other than that produced on-site) are included under "Crop Production and Grazing." (SIC: 0723, 0724) (Amended 1995, Ord. 2740)

Agricultural Accessory Structure. An uninhabited structure or building designed and built to store farm animals, implements, supplies or products (not including commercial greenhouses which are included under "Nursery Specialties," or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Also includes greenhouses engaged in agricultural research as the primary use. Agricultural Accessory Structures can also include but not be limited to wind and solar powered devices used for direct climate control, and water pumping or other conversion of wind or solar energy to mechanical or thermal power used on-site. Wind energy conversion machines for electric power generation are separately defined. Includes barns, grain elevators, silos, and other similar buildings and structures. [Amended 1989, Ord. 2411; 1995, Ord. 2740]

Caretaker Residence. A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Crop Production and Grazing. Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing. Does not include cattle feedlots, which are included under "Animal Facilities." The distinction between feedlots and grazing operations is established by Chapter 22.30. See also, "Animal Keeping."

Offices. Professional or government offices including: engineering, architectural and surveying services; real estate agencies; non-commercial educational, scientific and research organizations; accounting, auditing and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; employment, stenographic, secretarial and word processing services; quick printing, copying and blueprinting services; reporting services; data processing and computer services; management, public relations and consulting services; detective agencies and similar professional services; attorneys; and counseling services (other than licensed psychiatrists which are included under "Health Care Services"); and government offices including agency and administrative office facilities, and local post offices when located in facilities developed by private parties for occupancy by the postal service or other operator (does not include bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals"). Does not include medical offices (which are allowed under "Health Care Services") or offices that are incidental and accessory to another business or sales activity which is the principal use. Incidental offices are allowed in any land use category as part of an approved principal use.

Storage, Accessory. The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use.

Storage Yards – outdoor. Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, farm machinery or industrial supplies on a lot or portion of a lot greater than 300 square feet in area.

Vehicle and Freight Terminals. Transportation establishments furnishing services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Includes rail, air and motor freight transportation. This definition does not include sites for the storage or transfer of toxic or radioactive waste materials. (SIC: Groups 40, 42)

The site is located on the west side of Theatre Drive (at 635 North Main Street), immediately northwest of the Highway 101/Main Street interchange in the community of Templeton. The site is in the Salinas River planning area.

ASSESSOR PARCEL NUMBER: 040-201-023, 040-131-012 SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None applicable

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EXISTING USES: Vineyard, scattered fruit trees

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Vineyard

PARCEL SIZE: Approximately 7.5 acres of a 74.96 acre site

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural/ Scattered residences	<i>East:</i> Commercial Retail/ Highway 101
<i>South:</i> Commercial Service/ lumber yard	<i>West:</i> Residential Rural/ vineyard

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located on the west side of Main Street/Theater Drive, west of Highway 101, in the community of Templeton (refer to Figures 1 through 3). The proposed project site consists of generally flat to rolling topography supporting vineyards and scattered fruit trees. The region typically consists of rolling hills flattening out into the Salinas River east of the highway. From the project site and general vicinity, the horizon line is defined mostly by low hills in the distance with the Santa Lucia Mountains to the southwest. The natural landcover of the surrounding landscape is predominantly oak woodland and oak savanna, with riparian plant communities in the drainages and creeks.

Land uses adjacent to the project site include residential structures, agricultural buildings, storage, and truck parking to the north. A lumberyard, Caltrans maintenance facility, and a residence are located to the south, and vineyards are located to the west. The project site is bound to the east by Theater Drive (a frontage road) and the southbound off-ramp from Highway 101 to Main Street. The Main Street over-crossing bridge is also part of the highway facility immediately east of the project site. The rural visual character of the Highway 101 corridor in northern San Luis Obispo County is undergoing a gradual change as the construction of both commercial and residential development increases in the area. Approximately one mile north of the project site, several large retail, commercial and industrial developments have been recently constructed along the highway. To the south, more commercial construction is visible from Highway 101. Recently developed single-family residential tracts can be seen in the Templeton area. Although none of these developments are in the immediate vicinity of the proposed project, they are part of the overall viewing context for the highway traveler.

In spite of the increasing development along the Highway 101 corridor, the community of Templeton currently maintains a predominantly rural visual character. The Templeton Community Design Plan states the following: "Templeton residents speak clearly, with strong consensus, about their affection for the community's natural setting, historic Main Street and the quality of life they make possible. Concern over recent subdivisions on the "west side" of the Highway 101 freeway and how the design reflects an urbanized "generic" look are also voiced with the same conviction. The citizens of Templeton feel strongly about the need for the community to protect its special historic character and maintain a sense of continuity between the newer, emerging west side and the established, historic east side."

Impact. The applicant proposes to amend the Salinas River Area Plan by changing the land use designation of the project site from Residential Rural to Commercial Service. The proposed amendment includes a limitation on use to limit future development on the project site to agricultural accessory structures, agriculture processing, caretakers quarters, crop production and grazing, offices, storage – accessories, storage - outdoor storage yards, and vehicle freight and terminals. Of these proposed uses, only three are allowed in the Commercial Service land use category that are not already allowed in the Residential Rural land use category: offices, storage - outdoor storage yards, and vehicle freight and terminals.

A *Visual Impact Assessment* was prepared to assess the potential affects of a General Plan amendment to the Salinas River Area Plan (Robert G. Carr; August 2005). The field study associated with the assessment identified segments of southbound Highway 101, Theater Drive and westbound Main Street as the primary areas from where the project can be seen. The project site is also partially visible from Highway 101 north of the Main Street over-crossing, and from the northbound Main Street on-ramp.

Views from Highway 101 Southbound

From southbound Highway 101, the project site is visible for a total of 0.3 mile or a potential viewing duration of approximately 20 seconds. Along this section of highway the project site can be seen to the west and southwest. Because the site is slightly elevated above the highway, the landform limits views to the eastern portion of the site. The western, elevated portion of the project site is visible in the mid-ground. As the viewer continues traveling south, the embankment slopes of the off-ramp block views to the project site to the west.

Views from Highway 101 Northbound

Traveling along Highway 101 in the northbound direction, the project site cannot be seen until the viewer passes under the Main Street over-crossing bridge. At that point the view-angle is almost perpendicular to the direction of travel, which reduces noticeability of the site. The viewing duration from the northbound lanes is brief, approximately two seconds. The project site also can be seen

from the northbound Main Street on-ramp, but similar to the highway mainline, this view-angle also reduces site noticeability.

Visibility from Main Street

The project site is visible from Main Street as it crosses over Highway 101 in the westbound direction. This somewhat elevated position includes the most complete view of the project site and its setting.

Visibility from Theater Drive

The view from Theater Drive is similar to the view from the highway. The site is most visible as seen from the southbound direction. From this somewhat closer vantage point, the elevated adjacent landform limits views of the lower, eastern portion of the site.

With either the Residential Rural or the Commercial Service land use categories, the fundamental conversion of low intensity agricultural land would cause an irreversible alteration to the scenic character of the project site and vicinity. This change in visual character, when experienced along with the other recent or planned projects in the area, would result in an overall degradation of visual quality along the Highway 101 corridor through northern San Luis Obispo County. The visibility of this project would contribute to an emerging perception that the Highway 101 corridor is undergoing a visual change from rural to urban development.

The project has the potential to affect the fundamental visual character of the site. The extent of this visual change will depend on the specific type of land uses developed on the parcel. Of the proposed Planning Area Standards, the vehicle freight and terminals use allowed in the Commercial Service land use category would most increase the possibility of the site appearing commercial and/or industrial. The visibility of tractor-trailers and other trucks parked and moving through and around the site would represent the most noticeable use with the greatest impact relative to the Residential Rural land use category visual quality base line. The vehicle freight and terminals use would also be one of the more difficult to screen or make blend with the existing setting.

The Residential Rural land use category allows several uses that could appear as commercial as many of the uses allowed in the proposed Commercial Service land use category, such as libraries and museums, schools, health resorts, farm equipment sales, and restaurants. These uses could, depending on the specific building and site design, have a substantial affect on the visual character of the site and the surrounding area.

In general, the most noticeable visual difference between the Commercial Service and Residential Rural land use categories would be the increased density and site design standards allowed under the Commercial Service land use category. As described earlier, the County Land Use Ordinance Design Standards for the Commercial Service land use category allow development of smaller-sized parcels, smaller setbacks, more required parking spaces, and solid perimeter fencing compared to the Residential Rural land use category. Although some of the uses allowed in the Residential Rural land use category could have an inherent commercial or institutional appearance, the overall density could be less and the site design more open than development in the Commercial Service land use category. The proposed 300-foot setback from Theater Drive (refer to Figure 4) would serve to minimize much of the visibility and potential visual impact of the project. By keeping development away from the frontage road and the highway, the project will be less dominant in the viewshed and will be more consistent with highway corridor design standards and goals.

Regardless of the land use designation, development on the site beyond the proposed 300-foot setback would have the potential to be visible from the highway and to silhouette above the primary ridgeline. In addition to the County Land Use Ordinance, the General Plan and other documents, County review of a specific project proposal would include the proposed development's adherence to the Planning Area Standards defined in the Highway Corridor Design Standards, as well as its

compatibility with the Templeton Community Design Standards. Adherence to these standards would minimize any potential adverse visual affects and would help ensure consistency with County and community aesthetic goals.

As development continues in the area, the potential for an overall cumulative alteration of visual character increases. A visual change would occur with either the Residential Rural or Commercial Service land use category. The magnitude of visual change is expected be somewhat greater with implementation of the proposed land use designation change. As a result, the project's effect on the visual quality of the highway corridor would be greater. When seen in conjunction with the other existing and emerging development along the highway, this project would contribute to a degradation of rural quality resulting in potentially significant cumulative impacts.

Mitigation/Conclusion. The applicant has agreed to incorporate additional language into the proposed planning area standards associated with the proposed general plan amendment, including the use of landscaping for visual screening, and maintenance of agricultural uses within the proposed 300-foot buffer. Implementation of these measures, in addition to project-specific measures applicable to future development on the project site and consistency with existing planning area standards and ordinance requirements, would mitigate potential aesthetic impacts to less than significant.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is currently within the Residential Rural land use category. Surrounding land use categories include Residential Rural to the north and west, Commercial Retail to the east, and Commercial Services to the south. The soil types mapped for the project site by the Natural Resources Conservation Service (NRCS) Soil Survey include Lockwood shaly loam (0 -2 % slopes), Lockwood shaly loam (0 to 9 %), Lockwood-Concepcion complex (9 to 15%), Arbuckle-Positas complex (15 to 30 % slope), and Nacimiento-Los Osos complex (9 to 30 % slope). The soil classifications for these soils are: Class II(s) irrigated and Class IV(s) non-irrigated; Class II(e) and irrigated Class IV(e) non-irrigated; Class III(e) irrigated and Class IV(e) non-irrigated; Class VI irrigated and Class VI non-irrigated; and, Class IV irrigated and non-irrigated. Lockwood shaly loam (0 to 2 % slope) is considered prime agricultural soil, and Lockwood shaly loam (2 to 9 % slope) is considered soil of statewide importance.

Impact. The proposed project was referred to the County Agriculture Department for review. Based on the existing non-agricultural land use category, and surrounding non-agricultural land use categories, implementation of the proposed General Plan Amendment would not result in a significant loss of agricultural soils in the County. Future commercial development on the project site adjacent to production agriculture may create significant impacts to agricultural resources, including incompatible land uses and interference with agricultural operations (Michael Isensee; August 11, 2005).

Mitigation/Conclusion. Future development on the project site would be subject to planning review and CEQA analysis, which would include project-specific review by the County Agriculture Department. At the time a specific development is proposed, mitigation measures may be required to minimize impacts to agricultural resources, including agricultural buffers and site design. In addition, future landowners would be provided with a copy of the County Right-to-Farm Ordinance, pursuant to Section 5.16 of the County Code. Based on the existing non-agricultural land use category of the project site, impacts to agricultural resources as a result of the proposed General Plan Amendment are less than significant, and any potential impacts resulting from future development would be assessed and mitigated at the time of project proposal. No planning area standards are necessary.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. A Clean Air Plan has been adopted (prepared by APCD) to evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels. Based on the latest air monitoring station information (per the County's RMS Annual Report, 2004), the trend in air quality in the general area is improving where unacceptable PM10 levels were exceeded once in 2003 at the Paso Robles monitoring station, which is down from the previous year (two exceedances). Unacceptable ozone levels were exceeded once in 2003; however, this did not constitute a violation or jeopardize the attainment status awarded in February 2004.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. It is likely that establishment of any new uses would result in short-term construction and long-term operational emission impacts on air quality. Standard construction mitigation measures for

air quality would be required during the development phase of the proposed project that would substantially reduce construction-related air quality impacts. Once the future development is constructed, there will be operational emissions. These potential emissions would be determined when the applicant proposes a specific development. At that time, the APCD CEQA Handbook and consultation with the APCD would determine potential air quality impacts and appropriate mitigation measures.

Mitigation/Conclusion. Implementation of the proposed general plan amendment is likely to result in air pollutant emission levels during the construction and operational phases of the proposed project. Specific impacts can be determined following application for a proposed use. To mitigate for these impacts, the County would consult with the APCD and refer to the APCD CEQA Handbook for reference. Implementation of these measures would reduce potential air quality impacts to a level of insignificance, and no planning area standards are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Vineyards and scattered fruit trees dominate the entire project site. The California Natural Diversity Database (CNDDB; 2004) was consulted, and no special-status species or sensitive habitats are documented on or in the immediate vicinity of the project site.

Impact. Based on the proposed location of the area proposed for the general plan amendment, and the existing agricultural nature of this identified area, implementation of the proposed general plan amendment would not result in significant impacts to biological resources.

Mitigation/Conclusion. No significant impacts to biological resources were identified, and no planning area standards are necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES -*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located within an area historically occupied by the Obispeño Chumash and Southern Salinian Native Americans. The project site is located in the vicinity of an unnamed tributary to the Salinas River and the Salinas River. The project site is located within an area of known paleontological sensitivity. The applicant submitted *Cultural Resources Survey and Impact Assessment* (C.A. Singer & Associates; April 25, 2005). Based on the results of the report, no significant archeological or historical resources are present onsite.

Impact. Based on the results of the cultural resources report, significant impacts to archeological and historical resources would not likely occur as a result of the proposed amendment. Based on the paleontological sensitivity of the project site, the applicant would be required to conduct additional studies and/or submit a paleontological mitigation and monitoring plan prior to issuance of a grading permit to disturb undeveloped soils.

Mitigation/Conclusion. Based on the results of the *Cultural Resources Survey and Impact Assessment* and implementation of standard requirements at the time of future development, no significant cultural resources impacts would occur as a result of the proposed general plan amendment; therefore no planning area standards are necessary.

6. GEOLOGY AND SOILS -*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the project site is nearly level to gently sloping. The project site is not located within a Geologic Study area. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate to high. No active faulting is known to exist on or near the subject property. The project site is not within a known area containing serpentine or ultramafic rock or soils. Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per County Land Use Ordinance Section 22.14.070 to evaluate the area's geological stability relating to the proposed use. There is no evidence that measures above what will already be required by ordinance or code are needed.

Drainage. The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (unnamed) from the proposed development is approximately 0.25 mile to the north. As described in the NRCS Soil Survey, the soil is considered very poorly to moderately well drained. For areas where drainage is identified as a potential issue, County Land Use Ordinance Section 22.52.080 includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. There is no evidence that measures above what will already be required by ordinance or code are needed.

Sedimentation and Erosion. The soil types mapped for the project site are Lockwood shaly loam (0 – 2 % slopes), Lockwood shaly loam (0 to 9 %), Lockwood-Concepcion complex (9 to 15%), Arbuckle-Positas complex (15 to 30 % slope), and Nacimiento-Los Osos complex (9 to 30 % slope). These soils are moderately to highly erodible, and have a low to high shrink-swell characteristic. When highly erosive conditions exist, a sedimentation and erosion control plan is required pursuant to County Land Use Ordinance Section 22.52.090 to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension that monitors this program. There is no evidence that measures above what will already be required by ordinance or code are needed.

Mitigation/Conclusion. No significant geology and soils impacts were identified, and no additional planning area standards are recommended.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is not located in an area of known hazardous material contamination. The project is within a moderate severity risk area for fire. The project is not within the Airport Review area.

Impact. Implementation of the proposed general plan amendment would change the land use designation on approximately 7.5 acres of the 75-acre project site from Residential Rural to Commercial Service. The allowable land uses permitted under the proposed general plan amendment would be limited to agricultural accessory structures, agriculture processing, caretakers quarters, crop production and grazing, offices, storage – accessories, storage - outdoor storage yards, and vehicle freight and terminals. A project specific Fire Safety Plan would be required pursuant to the County Land Use Ordinance Section 22.50.030.

Mitigation/Conclusion. Based on the implementation of standard ordinance and Uniform Fire Code requirements, hazards and hazardous materials impacts would be less than significant, and no planning area standards are necessary.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Noise Exposure. The proposed project site is located immediately west of Highway 101. The highway is the primary source of transportation-related noise in the area. The topography between the project site and the highway is gently sloping. The entire project site is located within the 60 to 65 Ldn noise contour (1,420 feet west of Highway 101), and the eastern half of the project site is located within the 65 Ldn noise contour 659 feet west of Highway 101). Based on the *County Noise Element* (May 1992), one use (offices) proposed by the general plan amendment is considered noise-sensitive. The threshold for acceptable exposure to transportation-related noise for offices is 60 dB outdoor, and 45 dB indoor. Noise exposure between 60 and 75 dB is conditionally acceptable. The project site is 7.5 acres in size, and would allow for appropriate siting and design of future structures to minimize noise exposure. No significant impacts as a result of transportation-related noise would occur as a result of the proposed general plan amendment.

Noise Generation. The closest existing noise-sensitive land uses include two residences and associated outdoor areas located approximately 440 feet to the north and 530 feet to the northwest, on adjacent property owned by the applicant. These residences are located approximately 30 feet north of the property boundary line, and approximately 410 and 500 feet north of the boundary of the proposed land use designation change. Future land uses on the project site may include agricultural accessory structures, agriculture processing, caretakers quarters, crop production and grazing, offices, storage – accessories, storage - outdoor storage yards, and vehicle freight and terminals. Based on the *County Noise Element*, the maximum allowable noise-exposure from stationary noise sources is 70 dBA during daytime hours (7 a.m. to 9 p.m.) and 60 dBA during nighttime hours (9 p.m. to 7 a.m.). Due to the distance between the existing residences and proposed project site, it is unlikely that noise generated by future development would exceed thresholds permitted by the *County Noise Element*, as measured from the property boundary.

The land use category on the remainder of the parcel would remain within the Residential Rural land use category. Future noise sensitive land uses, such as residences, that would potentially be developed on the remainder of the project site to the north and west may be significantly affected by future noise-generating uses.

Mitigation/Conclusion. To ensure that implementation of the proposed general plan amendment does not result in any significant noise impacts, the applicant has agreed to adopt a planning area standard requiring the submittal of a noise mitigation plan upon application for a land use permit or building permit prior to development on the area proposed for the general plan amendment. The noise mitigation plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design would ensure that generation of noise would not significantly affect future residential uses.

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9. POPULATION/HOUSING -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In its efforts to provide for affordable housing, the county currently administers a Community Development block Grant Program, which provides grants to projects relating to affordable housing throughout the county. The County will be considering an Inclusionary Housing Ordinance during fiscal year 2003/2004. While the outcome is pending, should the ordinance be approved, future commercial development will likely pay a fee towards securing affordable housing.

Impact. Implementation of the proposed General Plan Amendment would not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

- Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF (Templeton CSD) fire station is approximately 1.3 miles to the north. The closest Sheriff substation is in Templeton which is approximately 1.2 miles from the proposed project. The project is located in the Templeton Unified School District. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan shows that the project site is located within the potential trail corridor for the Salinas River trail. The Salinas River is located on the opposite (east) side of Highway 101 from the project site, and it is more likely that the trail would be constructed closer to the river corridor. In addition, implementation of the proposed general plan amendment would not preclude the future establishment of the trail onsite or in the area. The proposed general plan amendment would not result in a substantial demand for additional parks or recreational opportunities in the area, or affect access to existing resources.

Mitigation/Conclusion. No significant impacts to recreational resources were identified, and no planning area standards are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is accessed from Theatre Drive (North Main Street), and is located northwest of the Highway 101 and Main Street interchange. The local affected road system includes Theatre Drive, Ramada Drive, Main Street, Highway 101 and northbound/southbound ramps. Theatre Drive is a two-lane collector that serves as a frontage road parallel to and west of Highway 101. Theatre Drive dead-ends south of the project site. Ramada Drive is a two-lane collector located on the east side of Highway 101, and extends from Main Street to Highway 46. Main Street is a two-lane collector that extends from Theatre Drive over the highway to Templeton Road to the east.

The proposed project was referred to the California Department of Transportation (Caltrans) for review. Caltrans requested that a traffic impact study be completed to assess existing and future conditions at the Highway 101 and Main Street interchange (James Kilmer, Caltrans; January 6, 2004). The applicant submitted a *Traffic Study* prepared by Higgins Associates (October 14, 2004). The traffic study evaluated A.M. and P.M. peak hour traffic conditions at Theater Drive/Main Street, Highway 101 southbound ramps/Main Street, Highway 101 northbound ramps/Main Street, and Ramada Drive/Main Street. These intersections are controlled by stop signs.

Based on the results of the traffic study, Highway 101 north and south of Main Street operates at level of service (LOS) B during the A.M. peak hour and LOS C during the P.M. peak hour. The existing local road system is currently operating at acceptable levels of service ranging from LOS A to LOS C or better during peak hours. The existing Highway 101 and Main Street interchange does not meet current California Department of Transportation (Caltrans) standards for new interchanges, however the existing LOS for the northbound and southbound on and off ramps are acceptable (LOS A overall). The Highway 101 southbound ramps/Main Street intersection southbound approach (worst approach) operates at LOS C during the peak hours. The Highway 101 northbound ramps/Main Street intersection northbound approach (worst approach) operates at LOS B during the A.M. peak hour and LOS C during the P.M. peak hour. Based on the calculations in the traffic study, signals are not warranted in any location based on existing conditions. Left turn channelization is currently warranted to improve safety on the westbound Main Street approach to the southbound Highway 101 on ramp and on the eastbound Main Street approach to Ramada Drive. Channelization is not feasible based on the current design, and would require reconstruction of the entire interchange (Higgins Associates; October 14, 2004). Improvement of the Highway 101 and Main Street Interchange and relocation of Ramada Drive are included in the *Templeton Traffic Circulation Study* list of Capital Improvement Projects for completion in 2015 and 2010, respectively.

Impact. The proposed project site consists of a 7.5-acre portion of a 75-acre parcel, and is currently within the Residential Rural land use category. In addition to the range of land uses permitted within the Residential Rural land use category, the 75-acre parcel could be subdivided into approximately 15 lots, each five acres in size (or smaller if a cluster subdivision is proposed). A 13-lot residential or cluster subdivision could be proposed on the remaining 67.5 acres. Each residential lot would potentially support one primary residence (9.6 daily trips) and one secondary residence (5.7 daily trips). The 7.5-acre project site would support one primary and one secondary residence, for a total average daily trip count of 16.

The applicant proposes to change the land use designation of the project site from Residential Rural to Commercial Service. The proposed amendment includes a limitation on use to limit future development on the project site to agricultural accessory structures, agriculture processing, caretakers quarters, crop production and grazing, offices, storage – accessories, storage - outdoor storage yards, and vehicle freight and terminals. Of these proposed uses, only three are allowed in the Commercial Service land use category that are not already allowed in the Residential Rural land use category: offices, storage - outdoor storage yards, and vehicle freight and terminals.

Existing Plus Project Conditions

The applicant currently proposes to operate a grape and wine hauling trucking operation for truck and trailer storage. Based on information provided by the applicant, up to 12 trucks would be stored onsite overnight and on weekdays. Implementation of this use would generate up to 50 average daily trips, including one trip during the A.M. peak hour and one trip during the P.M. peak hour. Based on the traffic study, implementation of this type of use would not reduce level of service or significantly affect existing traffic conditions or intersection operations.

The traffic study prepared for the proposed project assumes that conversion of the project site may result in the construction of up to 130,680 square feet of commercial service floor space (worst-case scenario). Based on this assumption, future development may generate approximately 910 average daily trips, including 110 A.M. peak hour trips and 112 P.M. peak hour trips. Based on the results of the traffic study, conversion of the project site would reduce the LOS at the Theater Drive/Main Street southbound approach from LOS B to LOS C during the P.M. peak hour, and would reduce the LOS at the Highway 101 northbound ramps/Main Street northbound approach from LOS B to LOS C during the A.M. peak hour, both within the acceptable LOS threshold. All other intersections would not experience a reduction in LOS. Based on predicted peak hour traffic volumes, traffic signals would be warranted at the Main Street intersections at Theater Drive, Highway 101 southbound ramps, and Highway 101 northbound ramps. Upon application for a specific land use, which may include intensification of commercial development on the project site, the County Public Works Department would assess the specific development to determine if signals are warranted.

Cumulative (Build-out) Conditions

Under cumulative conditions (not including conversion of the project site), the Highway 101 southbound ramps and Main Street/Ramada Drive intersections would operate at LOS F during the P.M. peak hour. Based on cumulative peak hour traffic volumes, traffic signals are warranted at all study intersections. According to the traffic study, implementation of the proposed amendment would contribute to the reduction in level of service at three study intersections. The Theater Drive/Main Street southbound approach would be reduced from LOS B to LOS C during the P.M. peak hour; the Highway 101 southbound ramps/Main Street southbound approach would be reduced from LOS E to LOS F during the A.M. peak hour; the Highway 101 northbound ramps/Main Street overall level of service would be reduced from LOS A to LOS B during the A.M. peak hour and from LOS C to LOS D during the P.M. peak hour; and, the Highway 101 northbound ramps/Main Street northbound approach would be reduced from LOS D to LOS E during the A.M. peak hour.

Based on the *Templeton Traffic Circulation Study*, the Main Street intersections at the Highway 101 interchange would operate at LOS F upon build-out of the community of Templeton. The *Templeton Traffic Circulation Study* includes a list of future projects in Templeton, including, but not limited to, the relocation and widening of Main Street, Ramada Drive, and Theater Drive, widening of the Main Street bridge structure over Highway 101, and installation of signals at the Main Street and Highway 101 ramps and Main Street and Ramada Drive intersection.

Mitigation/Conclusion. The project site is located within sub-area "A" of the Templeton Road Improvement Fee area. Prior to issuance of permits for future land uses on the project site, the applicant would be required to contribute to the fee program. The fees contributed to this program would partially finance the implementation of improvements to the Highway 101 and Main Street interchange, and mitigate cumulative impacts resulting from future development. Implementation of this measure would mitigate potential impacts to less than significant, and no additional planning area standards are required.

13. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located within the community of Templeton; however, the project site is not located within the existing Templeton Community Services District (TCSD) service area. Based on this existing boundary, future land uses would require the installation of standard leach fields, unless the project site is annexed into the TCSD service boundary. The applicant has not requested annexation to date.

As described in the Natural Resource Conservation Service (NRCS) Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems include slow percolation, steep slopes, and shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock. This characteristic indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes. This characteristic indicates that portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

Slow Percolation. This characteristic indicates that fluid may percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Mitigation/Conclusion. The underlying soil types are characterized with properties that limit the installation of a standard leach field and septic system. At this time, the applicant is not proposing a specific structural development requiring the construction of a wastewater treatment system. Pursuant to County Code and the Central Coast Basin Plan, future development (including a wastewater treatment system) is required to comply with applicable regulations, and prior to building permit issuance, the wastewater system would be evaluated in greater detail to insure compliance. Based on implementation of regulations and ordinance requirements in place, no planning area standards are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Surface Water. A tributary to the Salinas River is located approximately 0.25 mile north of the area proposed for the general plan amendment. If future land uses propose the use or storage of hazardous materials, the project would be reviewed by County staff to ensure that these materials are stored and disposed of consistent with Section 22.10.070 of the Land Use Ordinance (Flammable and combustible liquids storage), and may require a discharge permit pursuant to the National Pollutant Discharge Elimination System (NPDES) permit program, which would include preparation of a Storm Water Pollution Prevention Plan (SWPPP) to be approved by the State Water Quality Control Board (SWQCB). The SWPPP would include measures to avoid or minimize pollutant discharge during a rain event. In addition, submittal and implementation of a drainage plan and sedimentation and erosion control plan would be required, as discussed in Section 6 (Geology and Soils). Based on implementation of the County Ordinance and compliance with SWQCB requirements, no significant water pollution impacts would occur as a result of the proposed general plan amendment.

Water Supply. The proposed project site is located within the community of Templeton; however, the project site is not located within the existing Templeton Community Services District (TCSD) service

area. Based on this existing boundary, future land uses would require the installation of standard leach fields, unless the project site is annexed into the TCSD service boundary. The applicant has not requested annexation to date. The project site is located within the Paso Robles Groundwater Basin. Based on the *Annual Resource Summary Report* (2004), the existing and 20-year projected demand in the basin is within the estimated perennial yield, and there is no Level of Severity recommendation. The summary report encourages implementation of water conservation measures.

Based on the existing land use category, assuming development of one primary and one secondary residence onsite, a reasonable "worst case" indoor water usage would likely be approximately 1.18 acre feet/year (afy):

$$1 \text{ residential lot (w/primary (0.85 afy) \& secondary (0.33 afy) X 1 lot) = 1.18 afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

By comparison, irrigation of 7.5 acres vineyards requires approximately 11.25 afy. Assuming potential development of 130,680 square feet of commercial office space, a reasonable "worst case" indoor water usage would likely be approximately 9.15 afy:

$$1 \text{ commercial lot (.00007 afy/sf) x (130,680 sf) = 9.14 afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Based on the existing capacity of the Paso Robles Groundwater Basin, potential decrease in water usage (from agricultural to commercial) and required implementation of commercial water conservation measures, the potential impact to water supply would be less than significant.

Mitigation/Conclusion. No potentially significant water quantity or quality impacts were identified; therefore no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures, and water conservation measures would be required for future development and would provide sufficient measures to adequately protect surface water quality and water supply.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed amendment was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g. County Land Use Ordinance, and the Salinas River Land Use Element). The project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding land uses consist of a lumberyard and building materials retail facility, Caltrans storage yard, scattered single-family residences, livestock grazing, and vineyards. The proposed project site is within the Residential Rural land use category and supports vineyards. The applicant proposes to amend the land use category to Commercial Service to allow storage of trucks and trailers for a grape and wine hauling operation. The uses permitted by the proposed general plan amendment would be limited to agricultural accessory structures, agriculture processing, caretakers quarters, crop production and grazing, offices, storage – accessories, storage - outdoor storage yards, and vehicle freight and terminals. The residences are located 440 and 530 feet from the proposed project site on adjacent property owned by the applicant, and would not likely conflict with future land uses. A noise mitigation plan would be required to minimize potential noise conflicts between the Residential Rural and Commercial Service land use designations. In addition, if necessary, agricultural buffers would be established at the time of a future development proposal to minimize conflicts between agricultural and commercial land uses.

Mitigation/Conclusion. No significant land use inconsistencies were identified, and no additional planning area standards are necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- | | | | | | |
|----|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with a ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Parks and Recreation Division	Not Applicable
<input type="checkbox"/>	County Assessor Department	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Department of Conservation	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	Attached
<input checked="" type="checkbox"/>	Templeton Community Services District	No Response
<input checked="" type="checkbox"/>	Templeton Area Advisory Group	No Response

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Salinas River Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> South County Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

C.A. Singer & Associates. April 25, 2005. *Cultural Resources Survey and Impact Assessment*.

Carr, Robert G. August 2005. *Visual Impact Assessment*.

Higgins Associates. October 14, 2004. *Dusi General Plan Amendment Traffic Study, Templeton, California*.

Exhibit B - Mitigation Summary Table**Aesthetics**

- V-1** Upon application for a land use permit or construction permit, the applicant shall submit a landscape plan that would provide a minimum of 80 percent visual screening of proposed structures, parking areas, and access roads as seen from Highway 101, Main Street, and Theater Drive. Screening shall achieve the 80 percent requirement within five years of project approval.
- V-2** Upon application for a land use permit or construction permit, site plans shall demonstrate that the 300-foot setback from Theater Drive maintains agricultural use and character.

Noise

- N-1** Upon application for a land use or construction permit, a noise mitigation plan shall be submitted. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design that would ensure that generation of noise would not significantly affect future residential uses.

**DEVELOPER'S STATEMENT FOR THE
DUSI GENERAL PLAN AMENDMENT; G030012M**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AESTHETICS

V-1 Upon application for a land use permit or construction permit, the applicant shall submit a landscape plan that would provide a minimum of 80 percent visual screening of proposed structures, parking areas, and access roads as seen from Highway 101, Main Street, and Theater Drive. Screening shall achieve the 80 percent requirement within five years of project approval.

V-2 Upon application for a land use permit or construction permit, site plans shall demonstrate that the 300-foot setback from Theater Drive maintains agricultural use and character.

Monitoring: The Planning and Building Department shall adopt the above planning area standards, and amend the Salinas River Area Plan.

NOISE

N-1 Upon application for a land use or construction permit, a noise mitigation plan shall be submitted. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design that would ensure that generation of noise would not significantly affect future residential uses.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Joni Lynn Dusi
Don Michael Dusi
Signature of Owner(s)

9-19-05
Date

Joni Lynn Dusi
Don Michael Dusi
Name (Print)

9.19.05

DEPARTMENT OF TRANSPORTATION

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January 6, 2004

SLO – 101 PM 52.44

Dusi General Plan
Amendment File #
G030012M

New Project Referral

Ms. Kami Griffin
County of San Luis Obispo
Dept. of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

Dear Ms. Griffin:

The California Department of Transportation (Department) Development Review Staff has reviewed the above referenced document. As a result, the following comments were generated.

1. This General Plan Amendment Application proposes to convert 25 acres of a 75-acre parcel from Rural Residential to Commercial Service zoning designation. The Dusi parcel resides in the northeast quadrant adjacent to the Route 101/Main Street Interchange State transportation facility.

The request for a general plan amendment is the first step in the ultimate intensification of land use at this location. In the recent past, District 5 Development Review has commented on numerous County development applications that have literally flanked this interchange. All of them initially started out by seeking a general plan amendment for a zoning change. As such, the Department continues to grow apprehensive at the 101/Main Street facility's ability to accommodate the extra traffic burdens placed on it through potential San Luis Obispo County development entitlements. Most of the interchanges along Route 101 through the northern part of San Luis Obispo County were constructed in the middle of the last century and as such are ill suited to accommodate these added traffic burdens.

Included in this comment letter will be a request for a full Traffic Impact Study. The specifics of that study will be elaborated on subsequently in this correspondence.

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However, a problem exists with requesting mitigation for cumulative impacts (typically a feature included in a full Traffic Impact Study) from this project because there isn't a mechanism such as a Project Study Report (PSR) or its equivalent from which The Department can base a Pro Rata Share contribution estimate for the reconstruction/improvement of the 101/Main Street Interchange. The PSR is an engineering and programming document that initially documents agreement on the scope, schedule and cost of, in this case, a transportation project (interchange improvement).

The Department therefore requests that the Lead Agency commence to require new projects in the area to contribute to the near-term goal of producing a Route 101/Main Street Interchange improvement PSR that will ultimately be needed to accommodate the County's planned build-out in the north Templeton area.

2. The Department will be very interested in the effects that this project's storm water runoff will have on the 101/Main Street Interchange. A 25-acre Commercial/Service zoning configuration has the potential to create a large new area of impervious surface. As such, Department Hydraulics staff will need to review the grading and drainage plans for this project as they are developed for impacts to the State facilities.
3. As referenced above in the first section, The Department requests that a Traffic Impact Study (TIS) be done for this project. Although a specific site plan configuration has not been engineered for this
4. parcel, the TIS should be based on the anticipated traffic volumes indicated in the Institute of Transportation Engineers (ITE) *Trip Generation* (latest edition) for a 25-acre development with a commercial/Service zoning designation. The TIS should analyze the following traffic scenarios.
 - Existing Conditions – Current year traffic volumes and peak hour LOS analysis of effected State highway facilities.
 - Proposed Project Only – Trip generation, distribution and assignment in the year the project is anticipated to complete construction.
 - Cumulative Conditions – (Existing conditions Plus Other Approved and Pending Projects Without the Proposed Project) – Trip assignment and peak hour LOS analysis in the year the project is anticipated to complete construction.
 - Cumulative Conditions Plus Proposed Project - (Existing conditions Plus Other Approved and Pending Projects Plus the Proposed

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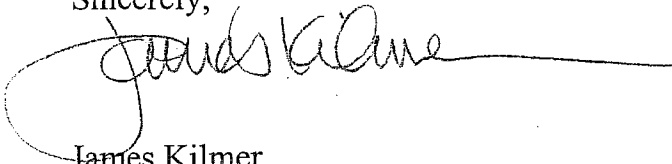
Project) – Trip assignment and peak hour LOS analysis in the year the project is anticipated to complete construction.

- Cumulative Conditions Plus Proposed (Interim years) Trip assignment and peak hour LOS analysis in the years the project phases are anticipated to complete construction.

For a complete copy of the Caltrans, *Guide for the Preparation of Traffic Impact Studies*, please utilize the following internet site:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

Thank you for including the Department in review of this New Project Referral. If you have any questions, please contact me at 549-3683.

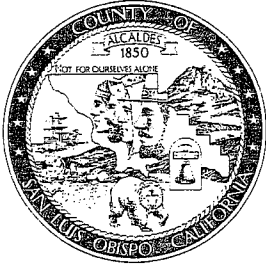
Sincerely,



James Kilmer
District 5
Development Review

cc: File, D. Murray, R. Barnes, L. Wickham, R. DeCarli - SLOCOG

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COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

August 11, 2005

TO: Shawna Scott, Project Manager

FROM: Michael Isensee, Agricultural Resource Specialist *MI*

SUBJECT: Dusi General Plan Amendment G030012M (AG Dept #0810)

The Agriculture Department's review finds that the proposed Dusi General Plan Amendment to rezone 25 acres of Rural Residential land in agricultural production to Commercial Services has:

- **Less than significant** impact(s) to agricultural resources or operations with the following mitigation measures:
 - Require further development review at the time of application for a commercial service activity on the project site in order to evaluate the proposed development project for conformance with the County agricultural buffer policy and CEQA.
 - Notify successors in interest of the County Right to Farm Ordinance.

These recommendations and the additional comments in this report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have any questions or comments, I can be reached at 781-5753.

A. Project Description and Agricultural Setting

The applicant is proposing to rezone approximately 25 acres of a 51-acre parcel from Residential Rural (RR) to Commercial Services (CS) in the northwest portion of the community of Templeton. The area consists of various land uses including agriculture, commercial operations, public facilities and both large and small lot residential uses. The applicant owns approximately 97 acres of contiguous RR-zoned land, including the 51-acre parcel subject to the rezoning request.

Approximately 90 acres of the applicant's land is planted with vineyards. There are no adjoining agricultural uses, although within one mile of the project site approximately 900 acres of land are in agricultural production. Nearby agricultural crops include vineyards, forage hay, pasture, walnuts, and flowers. Agriculture zoning and extensive agricultural uses are located approximately two-thirds of a mile west of the site and one-half mile east of the site along the Salinas River.

B. Evaluation of Agricultural Issues

The proposed project splits an existing 51-acre RR parcel into two different zoning categories. The result would be a parcel with 26-acres zoned RR and 25-acres zoned CS. The RR portion of the parcel is currently fully planted with wine grapes, while approximately 23 acres of the CS portion is planted with wine grapes. The rezoning would not directly affect the agricultural use at the site, as no development is currently proposed. However, a logical result of the rezoning will be the eventual removal of existing vineyards to accommodate a trucking facility or other nonagricultural uses.

An existing one-acre trucking facility exists on an adjoining property (APN 040-131-012) under the applicant's ownership. It was subject to a code enforcement action in 2002 due to the fact that a commercial trucking facility is not an allowed use on RR zoned property.

Table 1 (below) presents information regarding the site soils (the applicant's entire contiguous landholdings). The GPA would convert approximately 19.5 acres of prime soil (Lockwood Shaly Loam, 0-2% slope) and 6 acres of other soil (Lockwood-Concepcion complex) from RR to CS zoning. Impacts to agriculture due to a loss of nearly 20 acres of potential class II prime soils would have been assessed at the time the project parcel was rezoned to Residential Rural. However, the creation of commercial uses adjacent to production agricultural use has the potential to create significant impacts to agricultural resources. The County General Plan's Agriculture Policy 17, Agricultural Buffers, is intended to help mitigate for these potential impacts.

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C. Department Mitigation Recommendations

The Agriculture Department does not expect the request for a zoning change from RR to CS to have significant impacts on agricultural resources with the following recommended mitigation measures:

- Further development review at the time of application for a commercial service activity on the project site. Review of any future commercial service project will enable the Agriculture Department to provide appropriate mitigation recommendations to reduce the potential for conflicts between commercial uses and continued wine grape production on RR-zoned land. Specifically, the Department will evaluate future development proposals for conformance with the County agricultural buffer policy and with CEQA. In order to minimize potential conflicts, the Department recommends limiting the amount of interface between the vineyards and proposed commercial use. Concepts that could be utilized to maximize compatibility include situating any proposed commercial use adjacent to existing adjoining commercial uses, directing commercial truck traffic away from on-site vineyards and paving roads and parking areas to limit the impacts of dust on the vineyards.
- Right to farm notification shall be provided to any future successor in interest of the property as required by County Code §5.16.

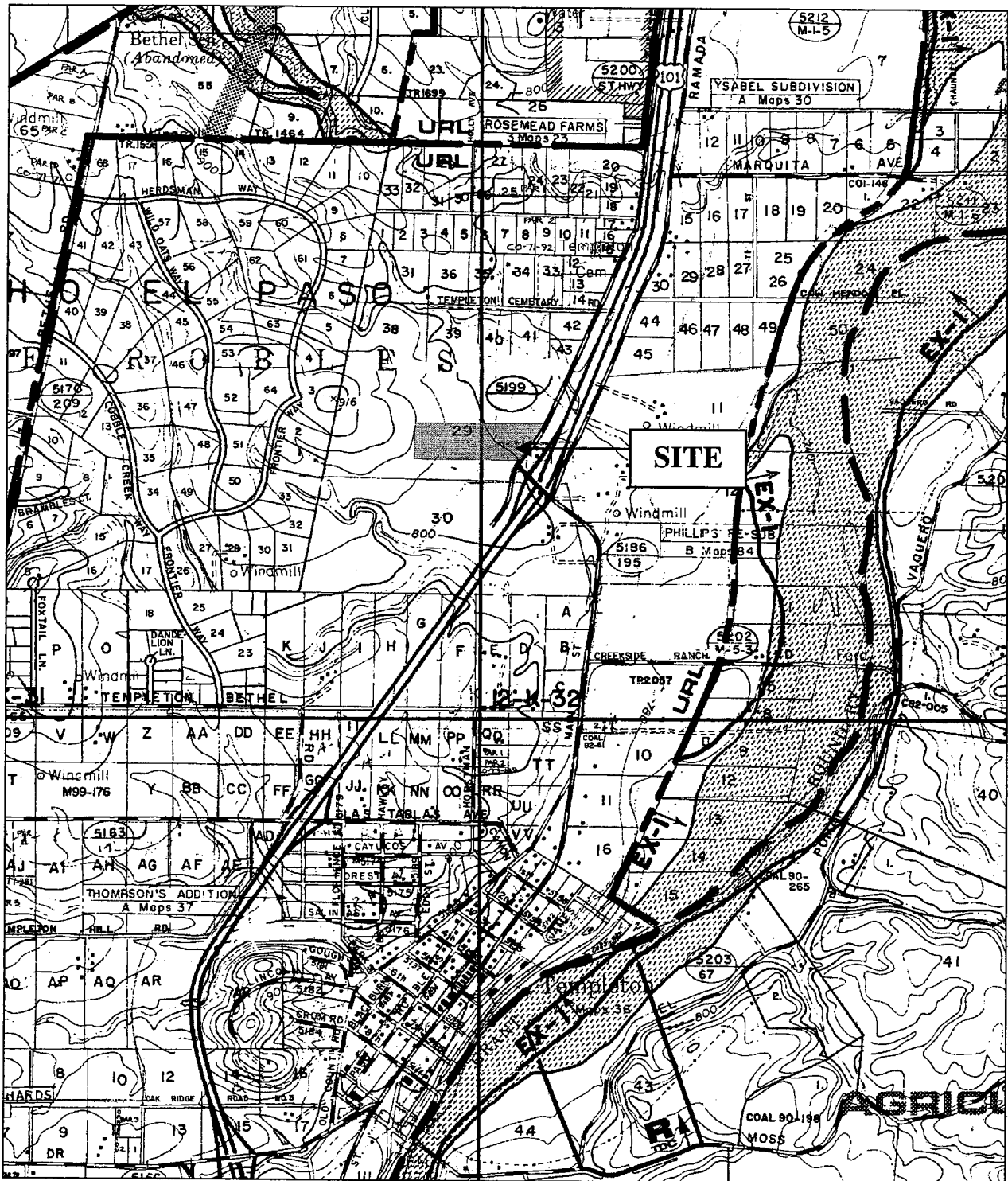
Table 1: Dusi Site Soils

<i>Soil symbol & Soil Name</i>	<i>Slope</i>	<i>Prime or Statewide Important</i>	<i>Irrigated Capability</i>	<i>Nonirr. Capability</i>	<i>Acres</i>
103 ARBUCKLE-POSITAS COMPLEX	15-30		VI	VI	9.1
157 LOCKWOOD SHALY LOAM	0-2	Prime	II	IV	33.9
158 LOCKWOOD SHALY LOAM	2-9	Statewide	II	IV	13.1
160 LOCKWOOD-CONCEPCION COMPLEX	9-15		III	IV	26.1
179 NACIMIENTO-LOS OSOS COMPLEX	9-30		IV	IV	14.7
TOTAL					96.9



NORTH
Not to Scale

VICINITY MAP FIGURE 1

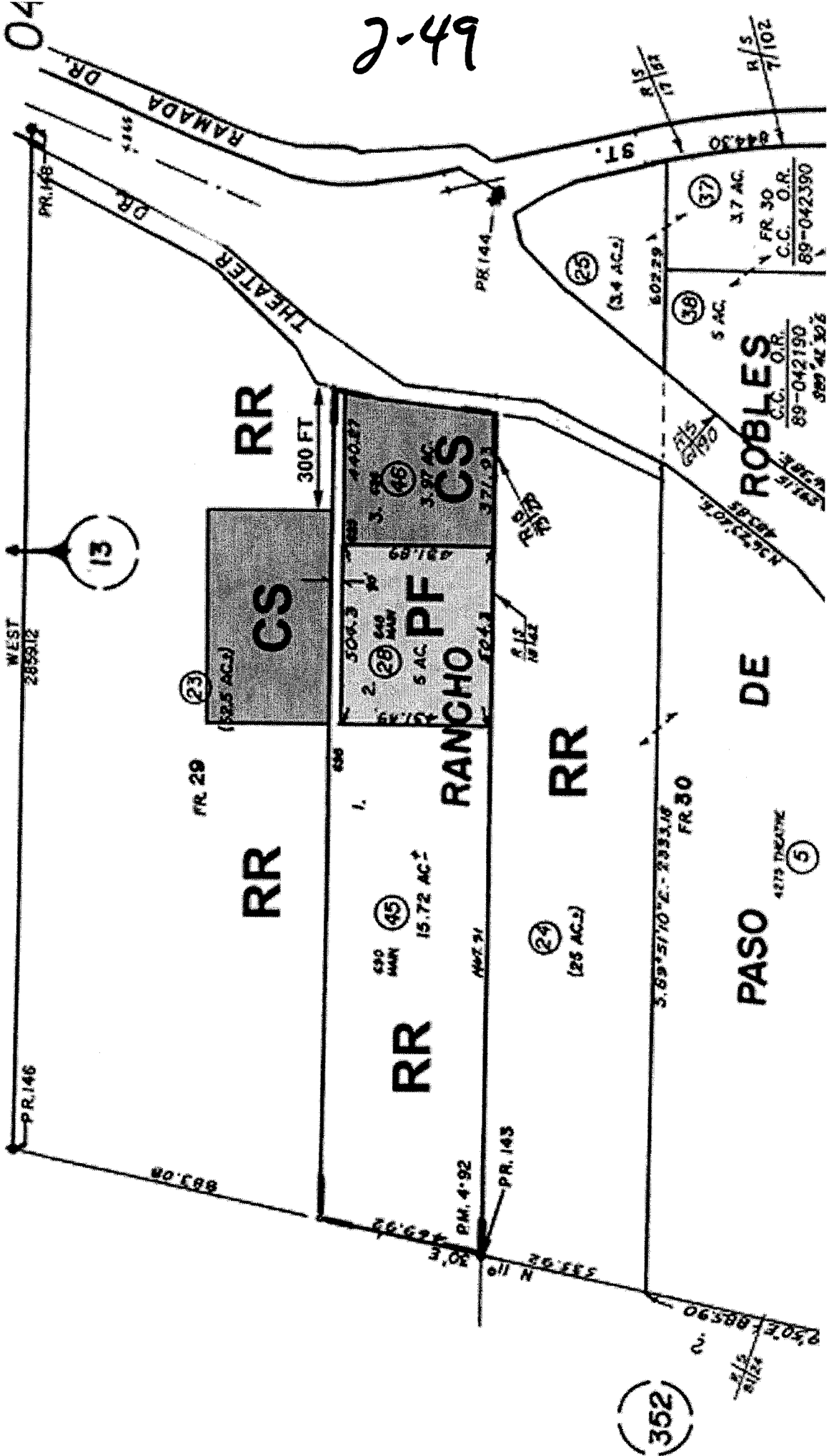


Source: County of San Luis Obispo



NORTH
Not to Scale

EXISTING LAND USE CATEGORY MAP
FIGURE 2



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